Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

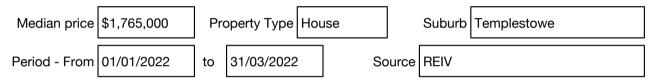
32 Kenman Close, Templestowe Vic 3106

Indicative selling price

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Single price \$950,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/8 Ashford St TEMPLESTOWE LOWER 3107	\$988,000	06/04/2022
2	9/222 Williamsons Rd DONCASTER 3108	\$950,000	10/03/2022
3	30 Kenman CI TEMPLESTOWE 3106	\$920,000	11/12/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

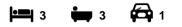
This Statement of Information was prepared on:

10/05/2022 13:49









Property Type: House (Res) **Land Size:** 307 sqm approx Agent Comments Indicative Selling Price \$950,000 Median House Price March quarter 2022: \$1,765,000

Comparable Properties



2/8 Ashford St TEMPLESTOWE LOWER 3107 Agent Comments (REI)



Price: \$988,000 Method: Private Sale Date: 06/04/2022 Property Type: Townhouse (Res)

Agent Comments



9/222 Williamsons Rd DONCASTER 3108 (REI/VG)

Price: \$950,000 Method: Private Sale Date: 10/03/2022 Property Type: House



30 Kenman CI TEMPLESTOWE 3106 (REI/VG) Agent Comments



Price: \$920,000 Method: Auction Sale Date: 11/12/2021 Property Type: House (Res) Land Size: 395 sqm approx

Account - Barry Plant | P: 03 9842 8888



property data

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